

# AFFORDABLE HOUSING PLANNED DEVELOPMENT

## AT

# MCDONOGH #7

## HOUSING AUTHORITY OF NEW ORLEANS

### DRAWING INDEX

#### GENERAL INFORMATION

- A0.00

COVER SHEET - INDEX OF DRAWINGS
- A0.01

EXISTING SITE SURVEY

#### ARCHITECTURAL

- A1.00

PROPOSED SITE PLAN
- A1.01

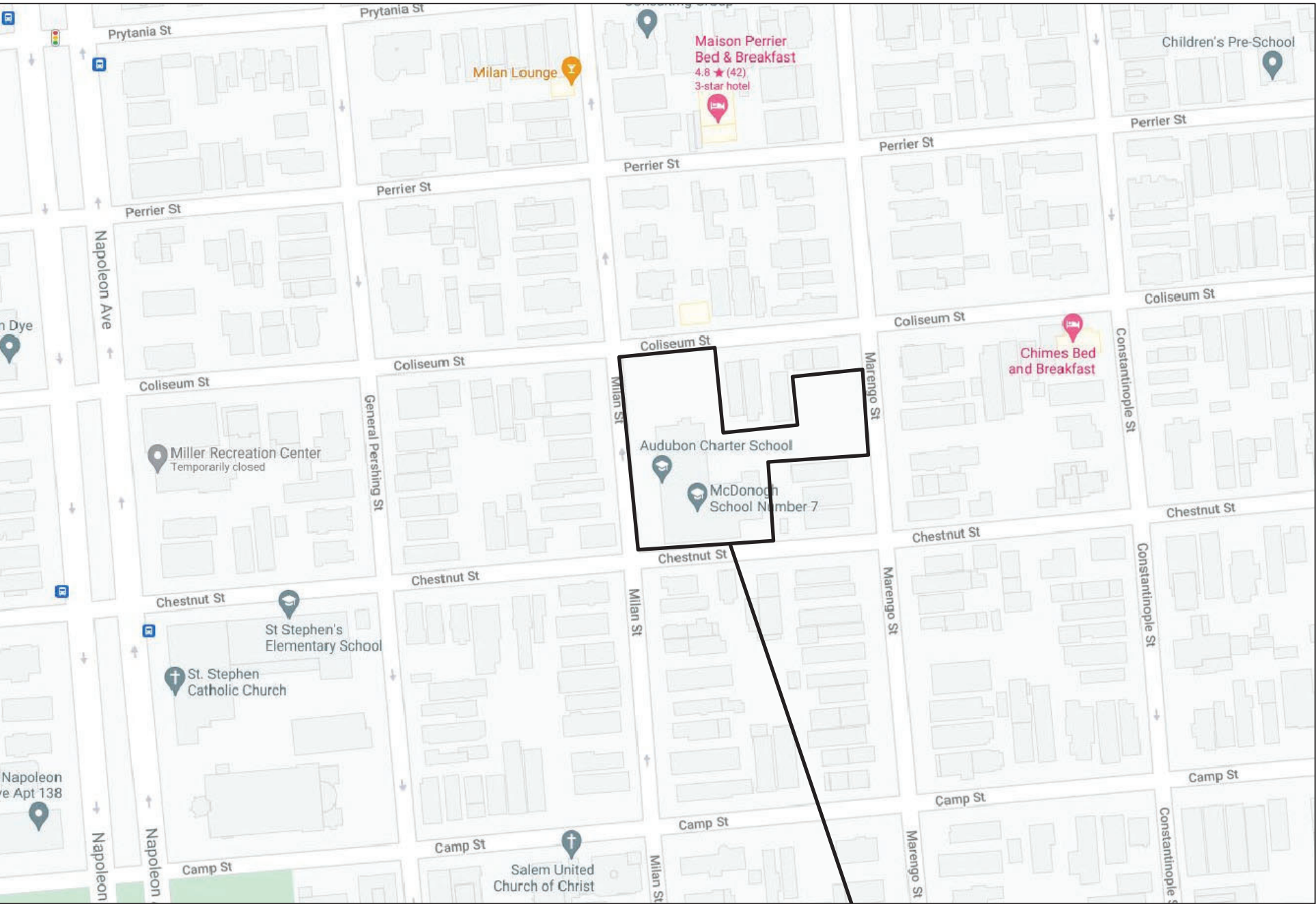
PROPOSED RENOVATED MCDONOGH #7 FLOOR PLANS
- A1.02

PROPOSED NEW CONSTRUCTION TWO-FAMILY DWELLINGS

#### LANDSCAPE

- L1.00

PROPOSED LANDSCAPE PLAN



1

LOCATION MAP

A0.00

SCALE: N.T.S.

DATE ISSUED:	2 JULY 2021
REVISED:	
REVISED:	
REVISED:	
REVISED:	
DRAWN BY:	CMB
CHECKED BY:	CEV
PHASE:	PLANNED DEVELOPMENT

21005

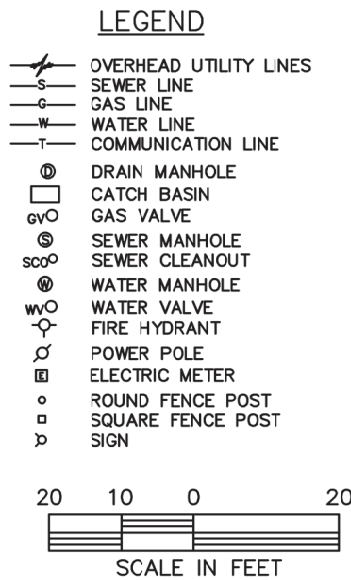
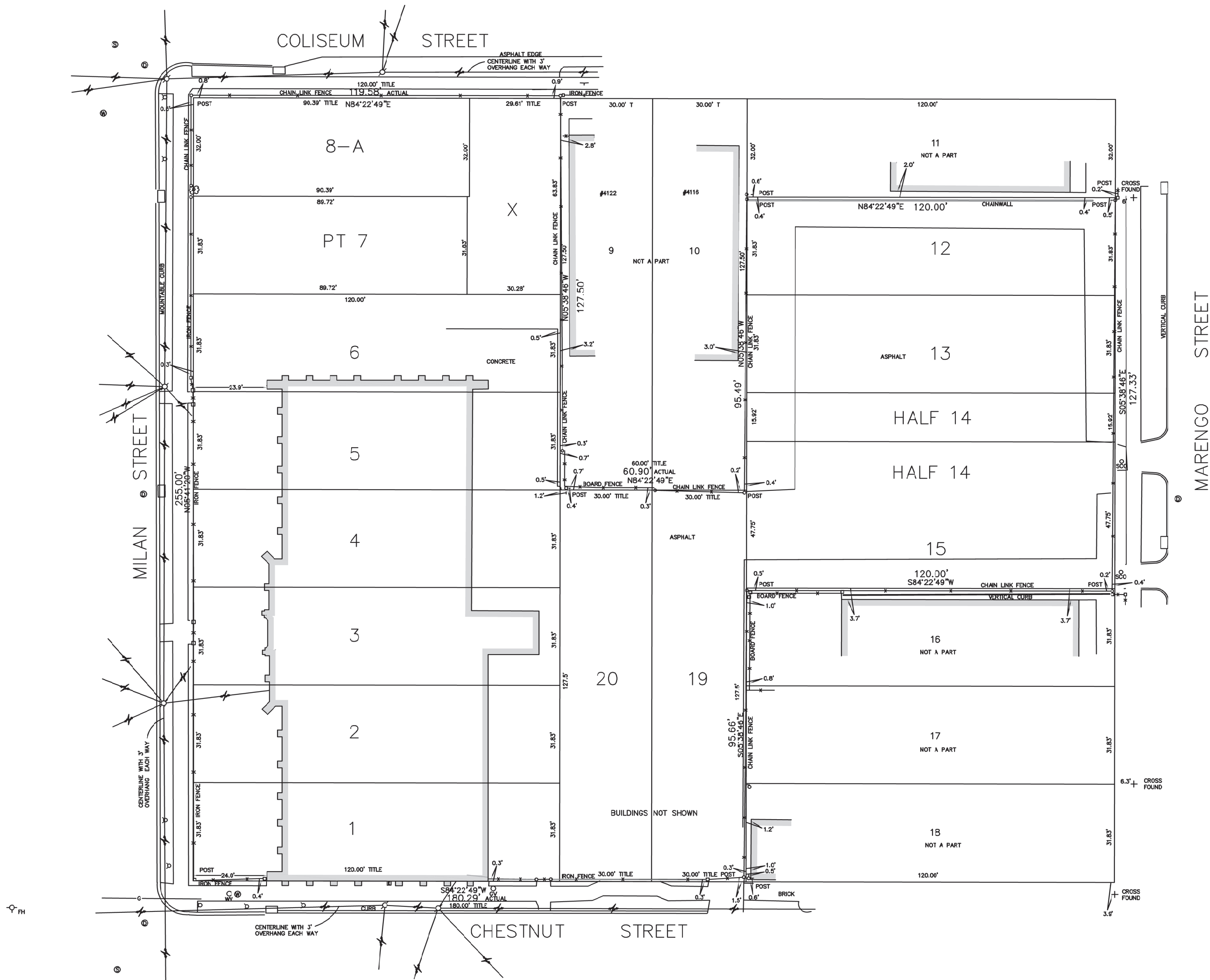
TITLE:

COVER SHEET

SHEET:

A0.00

SQUARE 287  
BOULIGNY  
SIXTH DISTRICT, NEW ORLEANS  
ORLEANS PARISH, LA



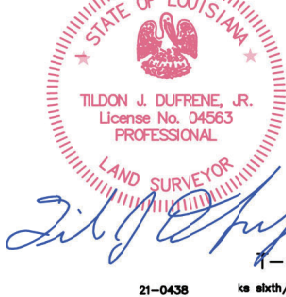
BEARINGS ARE BASED ON THE LOUISIANA  
COORDINATE SYSTEM OF 1983, SOUTH ZONE.  
BASED ON GPS OBSERVATIONS

THE SURVEYED AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED  
TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO US, AND THERE IS  
NO REPRESENTATION THAT ALL APPLICABLE RESTRICTIONS AND RESTRICTIONS  
ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR  
PUBLIC RECORD SEARCH IN COMPLYING THE DATA FOR THIS SURVEY.

REFERENCE:  
-SURVEY OF LOT 5 BY GILBERT, KELLY & COUTURE  
DATED DECEMBER 5, 1978  
-SURVEY OF LOT 11 BY GILBERT, KELLY & COUTURE  
DATED JUNE 10, 1978  
-SURVEY OF LOT 17 BY GILBERT, KELLY & COUTURE  
DATED JUNE 10, 2008  
-SURVEY OF LOT 18 BY HANDLE SURVEYING DATED  
DECEMBER 5, 1984  
-SURVEY OF LOT 18 BY STERLING HANDLE DATED  
MAY 20, 1978

DUFRENE SURVEYING  
& ENGINEERING INC.  
1824 MARRIOTT BOULEVARD, HARVEY, LA 70058  
504-368-9390 PH.  
504-368-9394 FAX  
dufrene@dufrenesurveying.com

JUNE 24, 2021  
SURVEYED IN ACCORDANCE WITH THE LOUISIANA  
STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A  
CLASS B SURVEY, MADE AT THE REQUEST OF VERGES  
ROME ARCHITECTS.



1 EXISTING SITE SURVEY  
A0.01 N.T.S.

VergesRome

Architects

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New Orleans, Louisiana 70119  
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www.VergesRome.com

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AFFORDABLE HOUSING PLANNED DEVELOPMENT  
AT MCDONOUGH #7

HOUSING AUTHORITY OF NEW ORLEANS

NEW ORLEANS, LA 70115

1111 MILAN STREET

DATE ISSUED: 2 JULY 2021

REVISED:

REVISED:

REVISED:

REVISED:

REVISED:

DRAWN BY: CMB

CHECKED BY: CEV

PHASE:

PLANNED  
DEVELOPMENT

21005

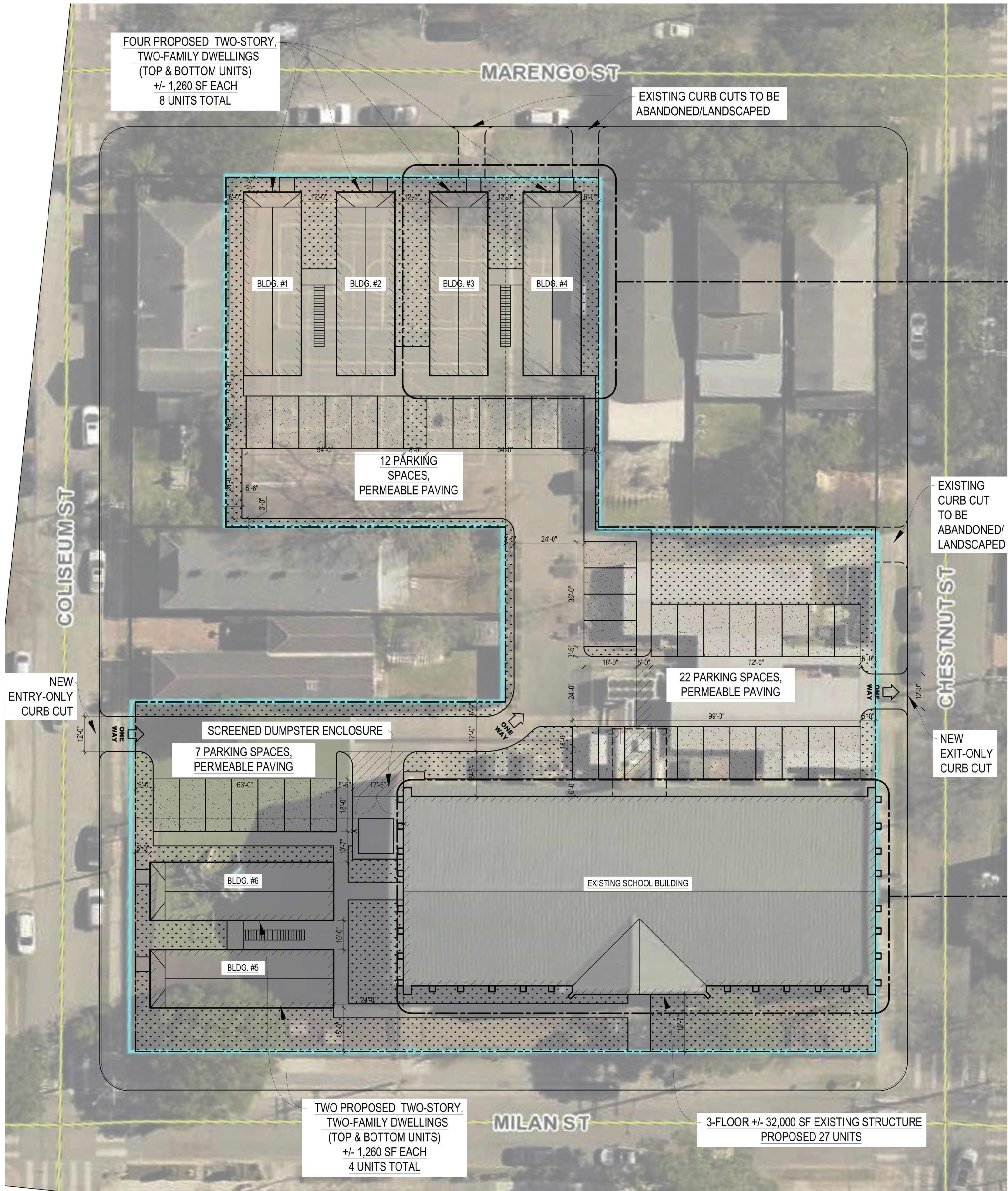
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EXISTING  
SITE SURVEY

SHEET:

A0.01

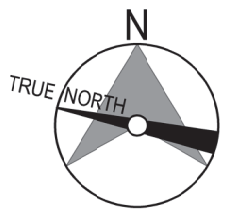




1  
A1.02

1  
A1.01

1  
A1.00  
PROPOSED SITE PLAN  
SCALE: 1" = 20'-0"



#### AREA CALCULATIONS

PROPERTY AREA:  
53,460 SF  
EXISTING TOTAL STRUCTURE FOOTPRINT:  
11,160 SF  
PROPOSED TOTAL STRUCTURE FOOTPRINT:  
19,075 SF  
PROPOSED TOTAL OPEN SPACE:  
34,385 SF (64.3%)  
PROPOSED TOTAL GREEN SPACE:  
13,210 SF (24.7%)  
PROPOSED TOTAL PERMEABLE PAVING:  
8,250 SF  
PROPOSED TOTAL PERMEABLE OPEN SPACE:  
21,460 SF (40.1%)

#### LEGEND

GREEN SPACE  
PERMEABLE PAVING



**AFFORDABLE HOUSING PLANNED DEVELOPMENT  
AT MCDONOGH #7  
HOUSING AUTHORITY OF NEW ORLEANS**

1111 MILAN STREET  
NEW ORLEANS, LA 70115

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DEVELOPMENT

21005

TITLE:  
PROPOSED  
SITE PLAN

SHEET:

A1.00





6 CHESTNUT EXTERIOR ELEVATION PHOTOS  
A1.01 SCALE: N.T.S.



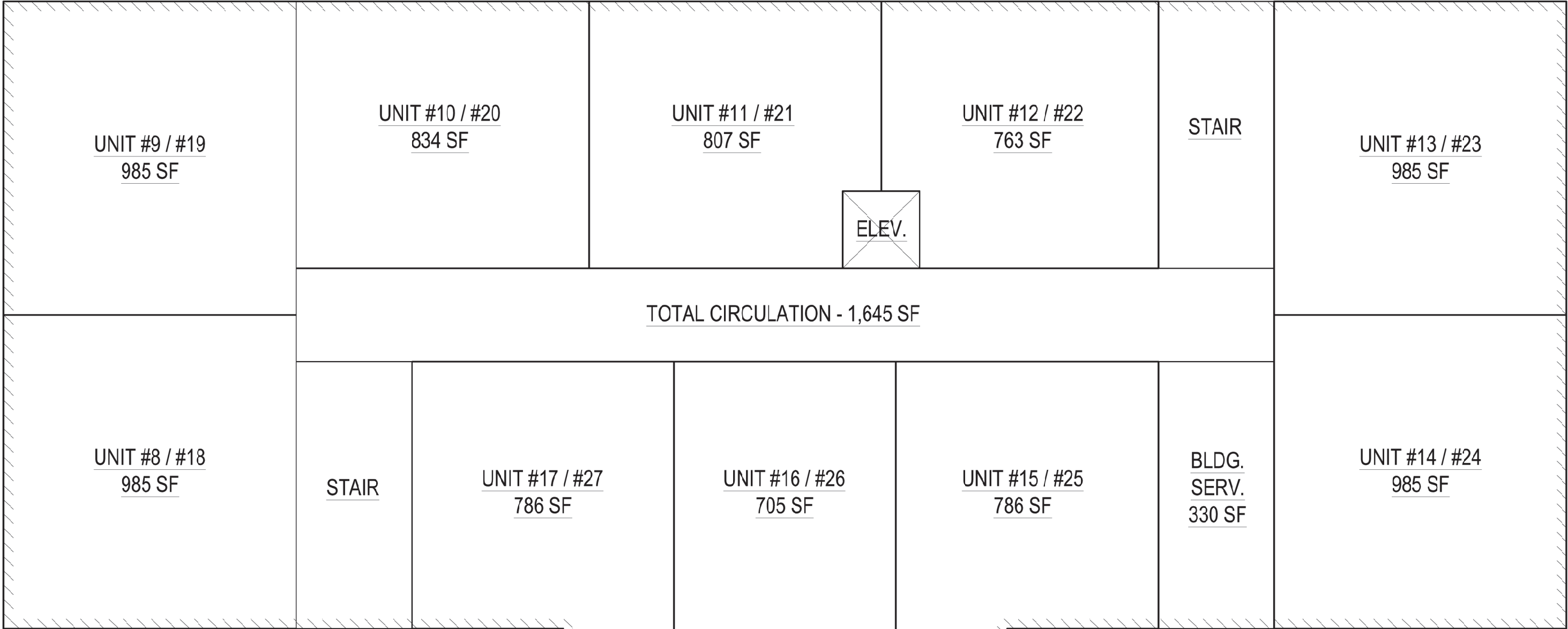
5 MARENGO EXTERIOR ELEVATION PHOTOS  
A1.01 SCALE: N.T.S.



4 COLISEUM EXTERIOR ELEVATION PHOTO  
A1.01 SCALE: N.T.S.

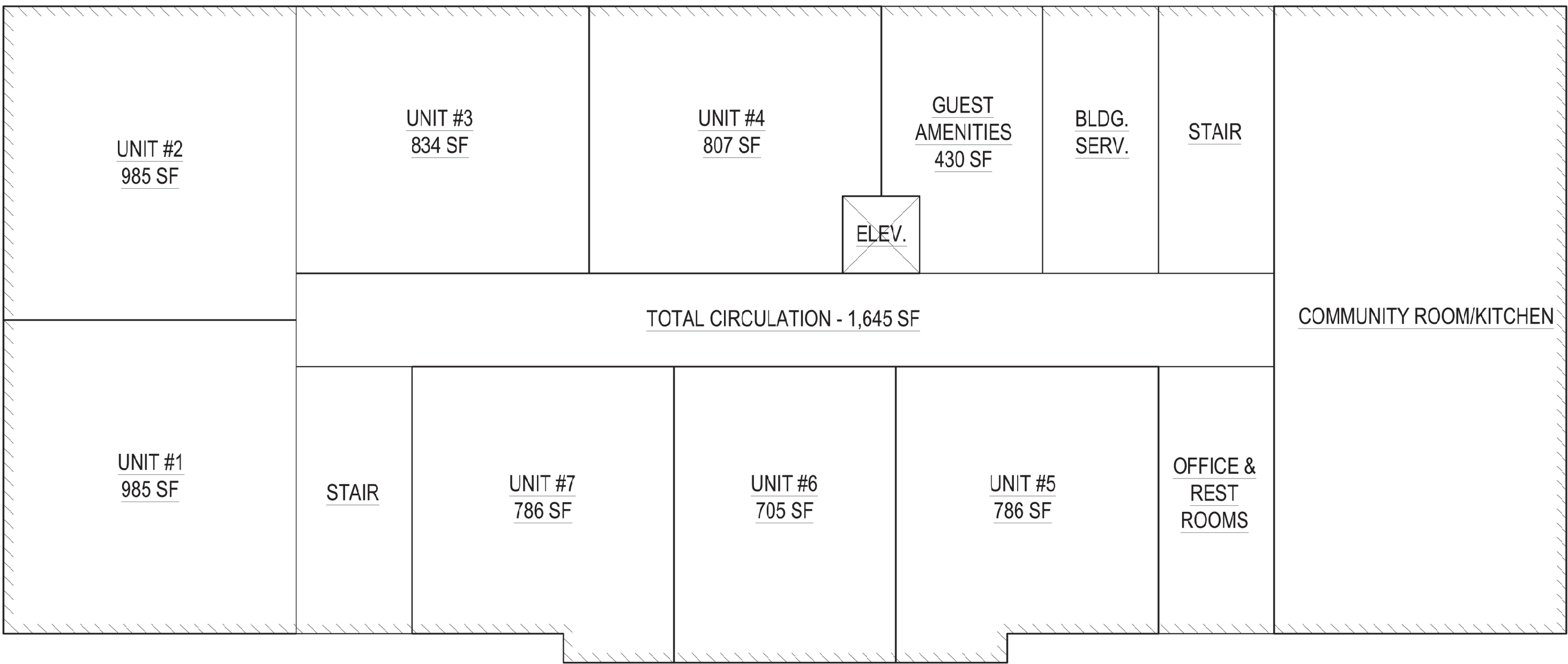
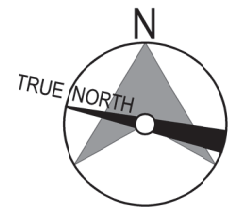


3 MILAN EXTERIOR ELEVATION PHOTOS  
A1.01 SCALE: N.T.S.



2ND & 3RD FLOORS - 10 UNITS EACH

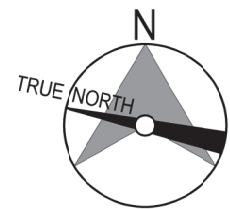
2 PROPOSED RENOVATION - 2ND & 3RD FLRS  
A1.01 SCALE: 1/8" = 1'-0"



1ST FLOOR - 7 UNITS

SCHOOL BUILDING - 27 UNITS TOTAL  
- 3,240 SF OPEN SPACE  
- 27 PARKING REQUIRED

1 PROPOSED RENOVATION - 1ST FLR  
A1.01 SCALE: 1/8" = 1'-0"



AFFORDABLE HOUSING PLANNED DEVELOPMENT  
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NEW ORLEANS, LA 70115

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DEVELOPMENT

21005

TITLE:  
PROPOSED  
RENOVATION PLANS

SHEET:

A1.01





AFFORDABLE HOUSING PLANNED DEVELOPMENT  
AT MCDONOUGH #7

HOUSING AUTHORITY OF NEW ORLEANS

NEW ORLEANS, LA 70115

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CHECKED BY: CEV

PHASE:

PLANNED  
DEVELOPMENT

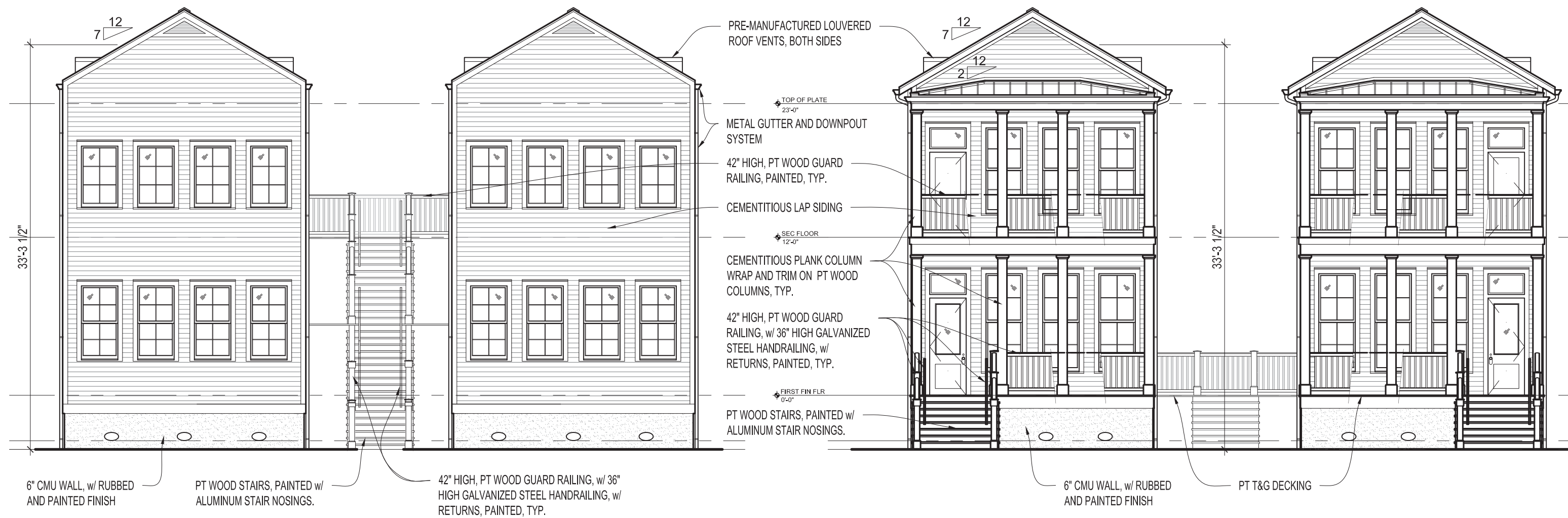
21005

TITLE:

PROPOSED TWO-FAMILY  
DWELLINGS

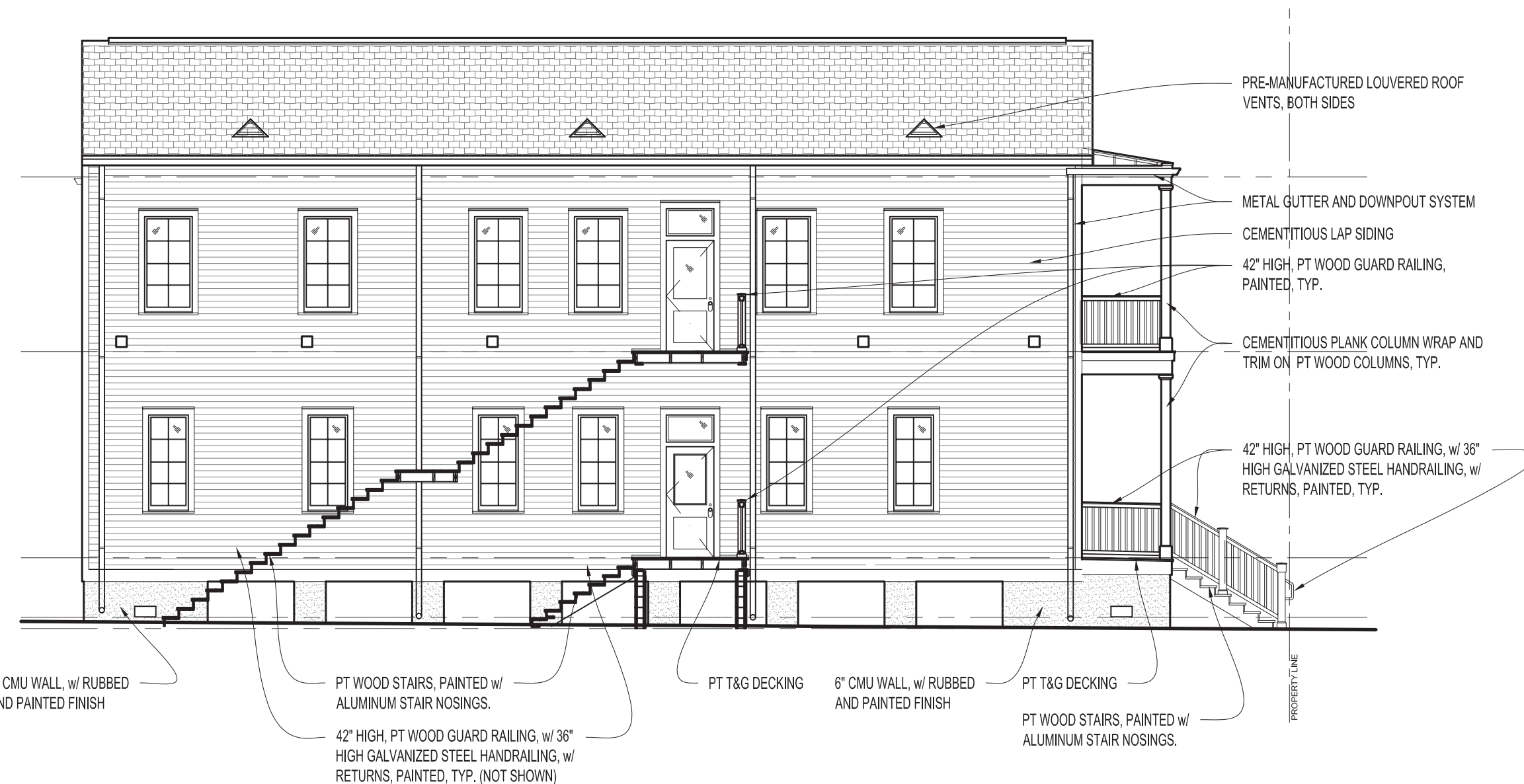
SHEET:

A1.02



4 PROPOSED EXTERIOR REAR ELEVATION  
1.02 SCALE: 1/8" = 1'-0"

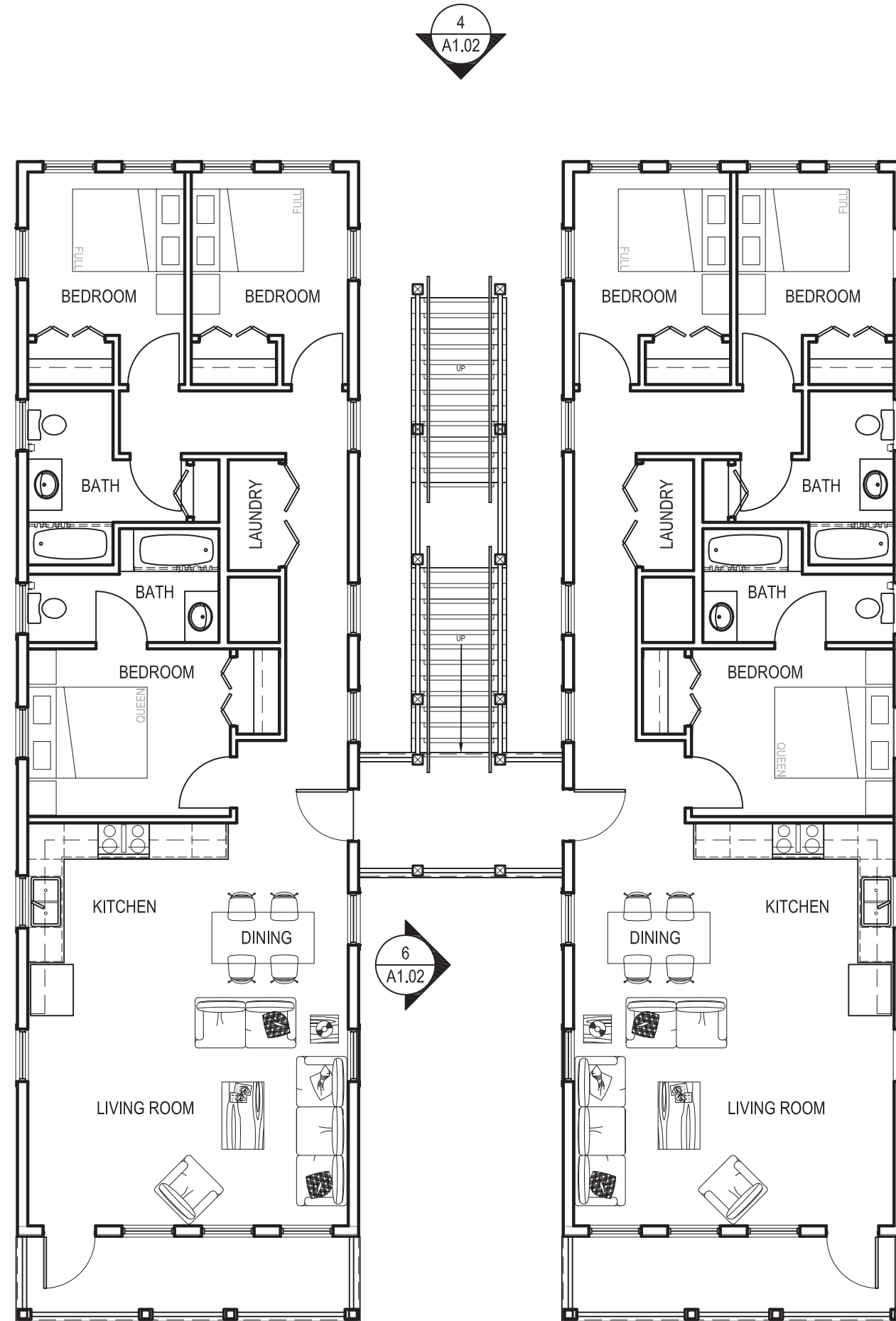
3 PROPOSED EXTERIOR FRONT ELEVATION  
A1.02 SCALE: 1/8" = 1'-0"



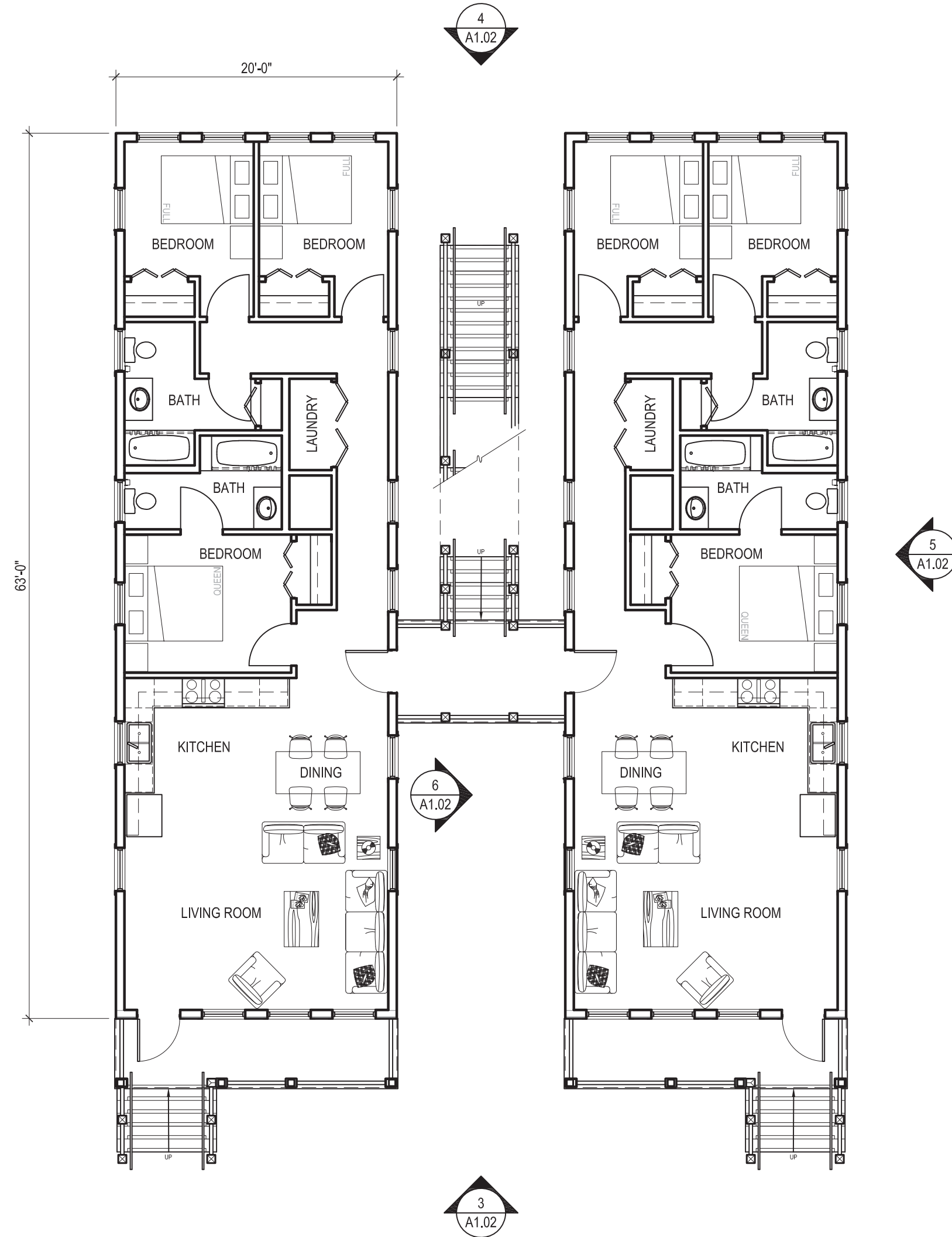
6 PROPOSED EXTERIOR SIDE ELEVATION  
A1.02 SCALE: 1/8" = 1'-0"



5 PROPOSED EXTERIOR SIDE ELEVATION  
A1.02 SCALE: 1/8" = 1'-0"



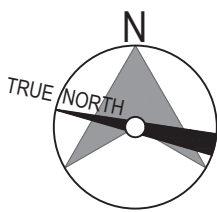
2 PROPOSED 2ND FLOOR PLAN  
A1.02 SCALE: 1/8" = 1'-0"



1 PROPOSED 1ST FLOOR PLAN  
A1.02 SCALE: 1/8" = 1'-0"



1 PROPOSED SITE PLAN  
A1.00 SCALE: 1" = 20'-0"



DALBY • SUBLETTE  
LANDSCAPE ARCHITECTS

5 0 4 • 8 3 2 • 9 7 7 5  
DESIGN  
CONSTRUCTION  
MAINTENANCE  
www.dalbysublette.com

VergesRome

Architects

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NEW ORLEANS, LA 70115

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MCDONOUGH #7 PLANNED DEVELOPMENT

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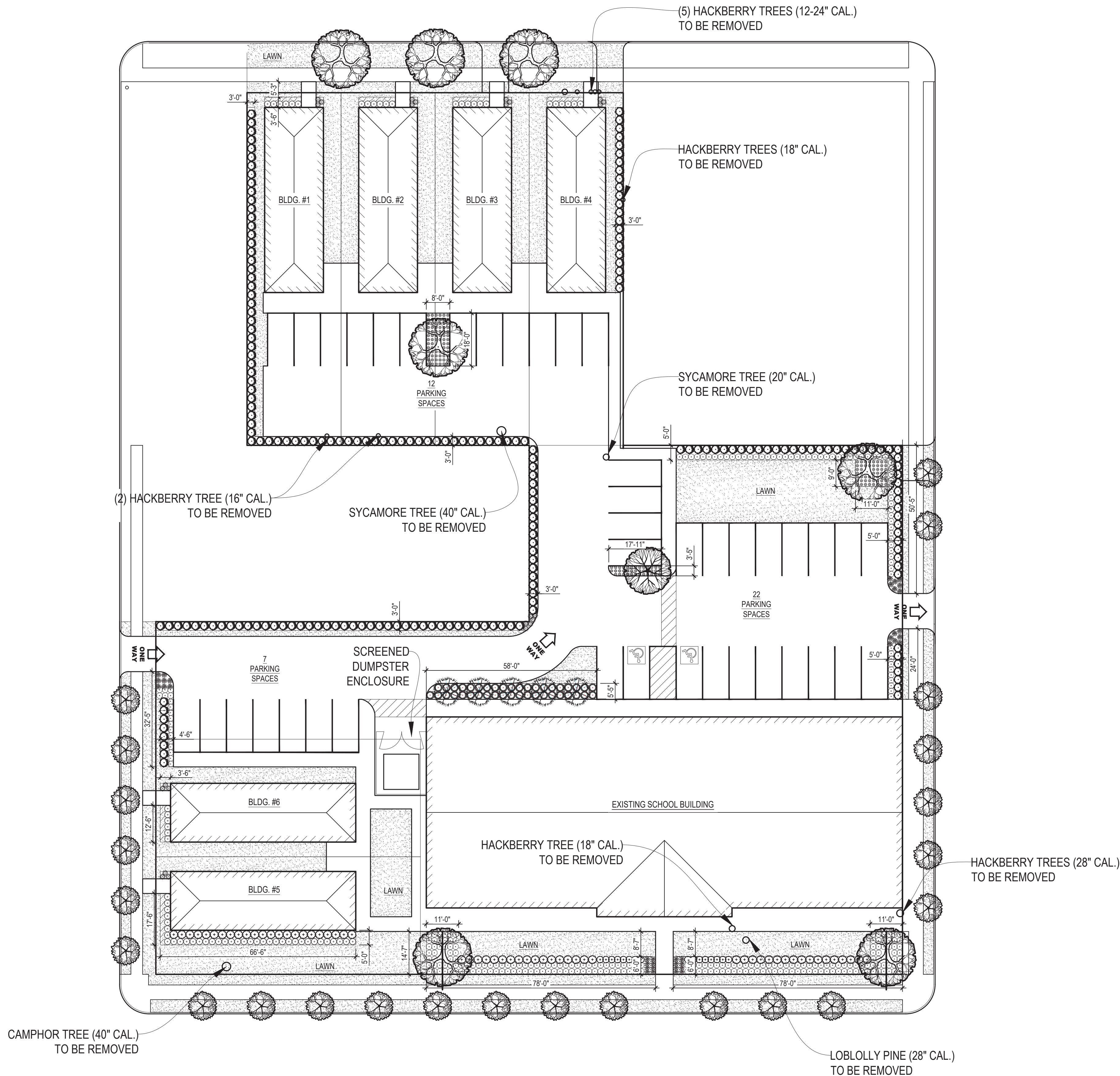
PROGRAMMING  
PHASE

21005

TITLE:  
PROPOSED  
LANDSCAPE PLAN

SHEET:

L1.00-9





MCDONOUGH #7 PLANNED DEVELOPMENT  
1111 MILAN STREET  
HOUSING AUTHORITY OF NEW ORLEANS

DATE ISSUED: 16 JUNE 2021

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CHECKED BY: CEV

PHASE:

PROGRAMMING  
PHASE

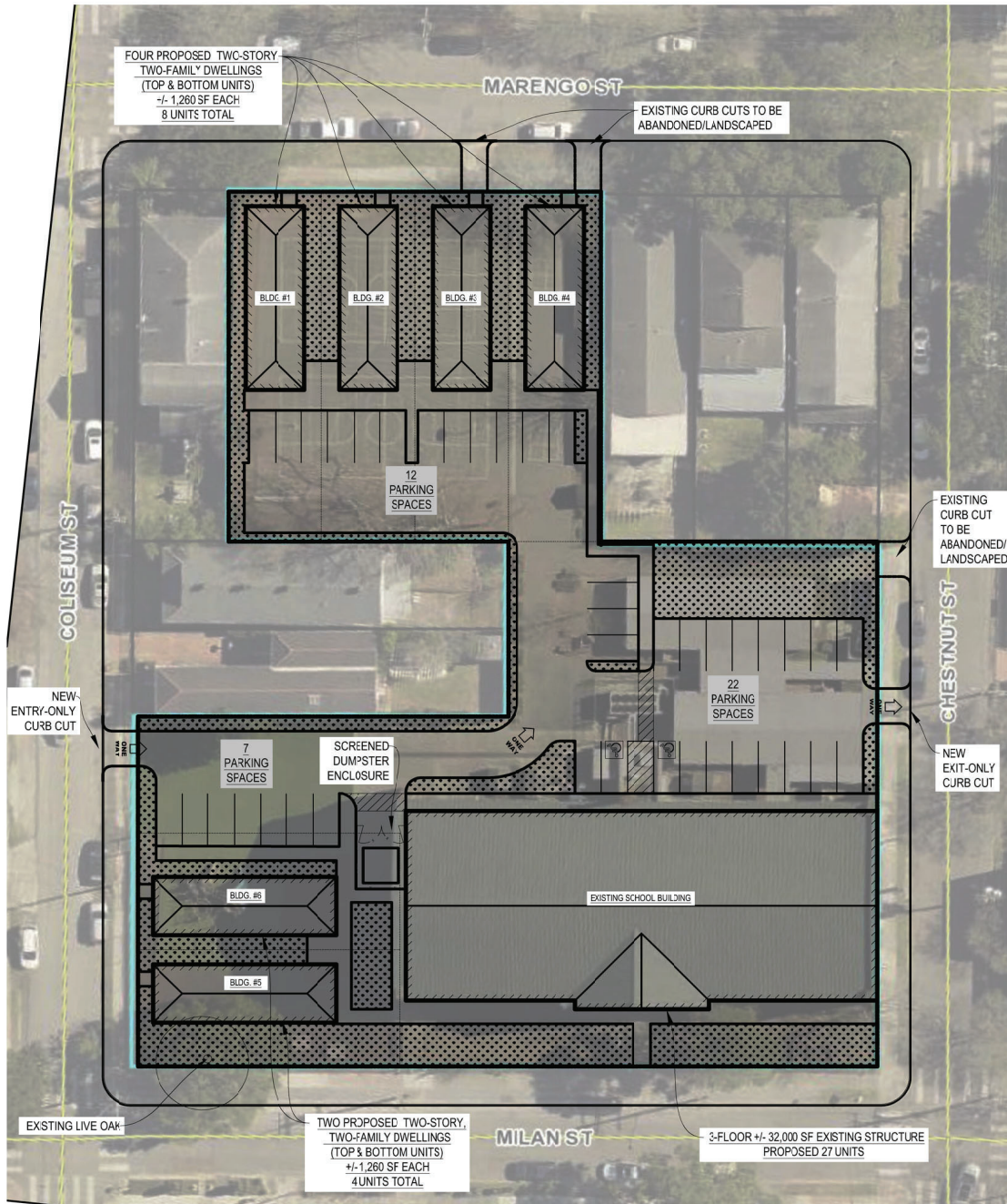
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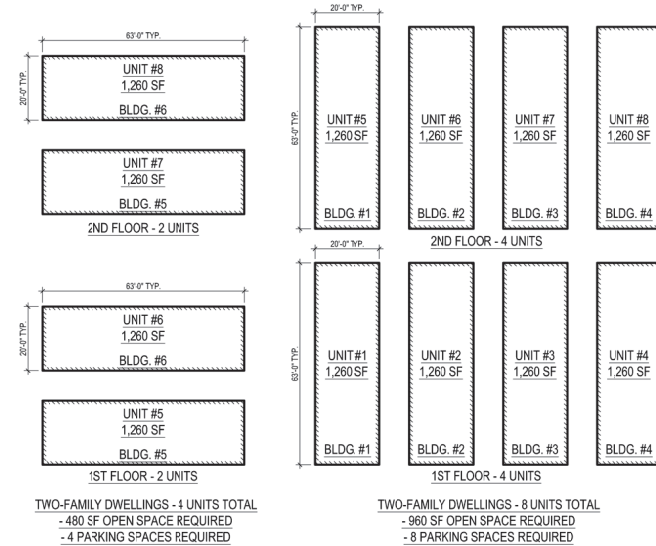
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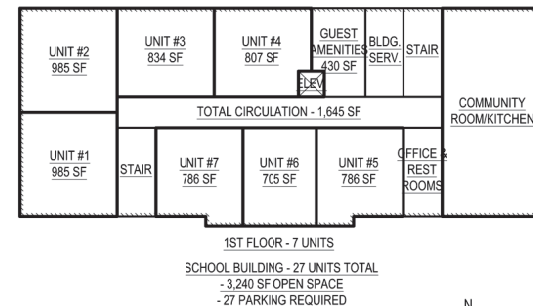
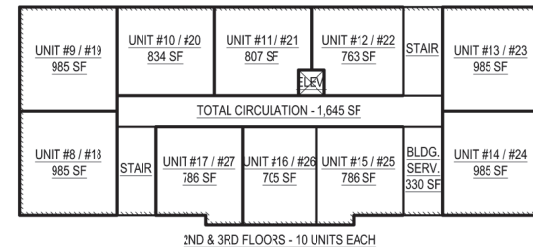
A1.00-9



1 PROPOSED SITE PLAN  
SCALE: 1" = 20'-0"



3 PROPOSED TWO-FAMILY DWELLINGS  
SCALE: 1" = 20'-0"



2 SCHOOL BLDG PROPOSED PLANS  
SCALE: 1" = 20'-0"





TWO PROPOSED TWO-STORY,  
TWO-FAMILY DWELLINGS  
(TOP & BOTTOM UNITS)  
+/- 1,260 SF EACH  
4 UNITS TOTAL

FOUR PROPOSED TWO-STORY,  
TWO-FAMILY DWELLINGS  
(TOP & BOTTOM UNITS)  
+/- 1,260 SF EACH  
8 UNITS TOTAL

3-FLOOR +/- 32,000 SF EXISTING STRUCTURE  
PROPOSED 27 UNITS

2 MASSING STUDY  
A2.00 SCALE: N.T.S.



TWO PROPOSED TWO-STORY,  
TWO-FAMILY DWELLINGS  
(TOP & BOTTOM UNITS)  
+/- 1,260 SF EACH  
4 UNITS TOTAL

3-FLOOR +/- 32,000 SF EXISTING STRUCTURE  
PROPOSED 27 UNITS

FOUR PROPOSED TWO-STORY,  
TWO-FAMILY DWELLINGS  
(TOP & BOTTOM UNITS)  
+/- 1,260 SF EACH  
8 UNITS TOTAL

1 MASSING STUDY  
A2.00 SCALE: N.T.S.

MCDONOUGH #7 PLANNED DEVELOPMENT  
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PHASE:

PROGRAMMING  
PHASE

21005

TITLE:

PROPOSED  
SCHEME-9

SHEET:

A2.00-9





*Housing Authority of New Orleans*

**Proposed Planned Development at McDonogh #7**

**1111 Milan Street, New Orleans, LA 70115**

**18 June 2021**

VergesRome

## INTRODUCTION OF TEAM MEMBERS

**Gionne Jourdan – Director, Development & Modernization, HANO**

**Emily May – Senior Project Manager, Development & Modernization, HANO**

**Chip Verges – Principal, VergesRome Architects**

**Corey Brizzolara – Project Manager, VergesRome Architects**



## **AGENDA**

- Purpose of NPP Meeting
- Planned Development Approval Process
- Project Development and Construction Timeline
- Proposed Site and Floor Plans
- Responses to Questions Received via [info@vergesrome.com](mailto:info@vergesrome.com)

**We invite you to send all questions and comments to [info@vergesrome.com](mailto:info@vergesrome.com).**

**Responses will be posted Wednesday, June 23<sup>rd</sup> to the HANO website:**

**WWW.HANO.ORG**

## PURPOSE

### AFFORDABLE HOUSING PLANNED DEVELOPMENT APPROVAL PROCESS

The intent of the Affordable Housing Planned Development standards for inclusion of Affordable Housing Units is to promote the public health, safety, and welfare throughout the City by providing for a full range of housing choices for households of all incomes. The standards require the construction of affordable housing units as a portion of new, adaptive reuse, and adaptive reuse expansion development. The planned development should promote the production of affordable housing at all income levels...



## PLANNED DEVELOPMENT APPROVAL PROCESS

### AFFORDABLE HOUSING PLANNED DEVELOPMENT APPROVAL PROCESS

1. Conduct NPP Outreach
2. Submit Application to CPC
  - Staff Review
  - 6-8 weeks following application submission
3. Attend CPC Public Hearing
  - CPC recommendation forwarded to City Council
4. Attend City Council Public Hearing
  - City Council Takes Action

## PROJECT DEVELOPMENT AND ESTIMATED CONSTRUCTION TIMELINE

### JUN

- ☐ Week of 6/7
  - NPP Mailout – Initial Meeting
  - NPP Mailout – Second Meeting
- ☐ Week of 6/14
  - Virtual Community Meeting 6/18 at 5:00 PM
  - Second NPP Mailout
- ☐ Week of 6/21
  - Initial comment period ends 6/23
  - Draft NPP report
- ☐ Week of 6/28
  - Second Comment Period Ends 6/29
  - Second Virtual Community NPP Meeting – 6/30 @ 5:00 PM

### JUL

- ☐ Finalize NPP Report
- ☐ Submit application to CPC - by 7/5

### AUG

- ☐ CPC Meeting - Application Review

### SEP

- ☐ CPC Meeting – Application Decision
- ☐ HANO Developer RFP Solicitation
- ☐ HUD/SAC Request

### DEC/JAN

- ☐ City Council Approval
- ☐ Developer Selection

Estimated construction start – fall 2022 or spring 2023





Curb Cuts

Paved Play Yard / Basketball Courts

Curb Cut

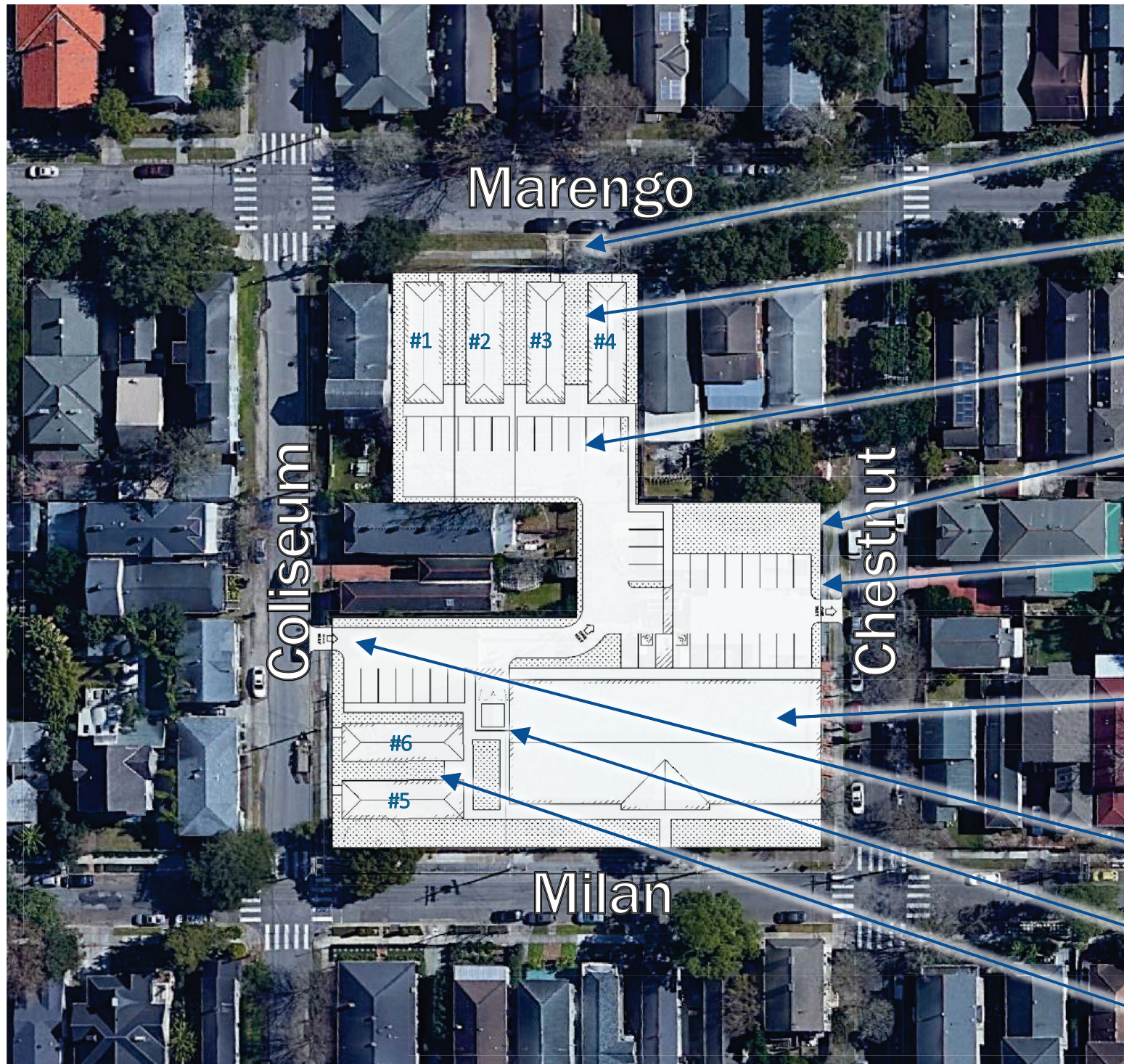
Portable Buildings

McDonogh #7 Building

Artificial Turf Play Yard / Playground Equipment

## EXISTING SITE PLAN





Curb Cuts Abandoned / Landscaped

(4) New Two-Story, Two-Family Dwellings (8 Units)

12 Parking Spaces

Curb Cut Abandoned / Landscaped

New Exit-Only Curb Cut & 22 Parking Spaces

Renovated McDonogh #7 Building (27 Units)

New Entry-Only Curb Cut & 7 Parking Spaces

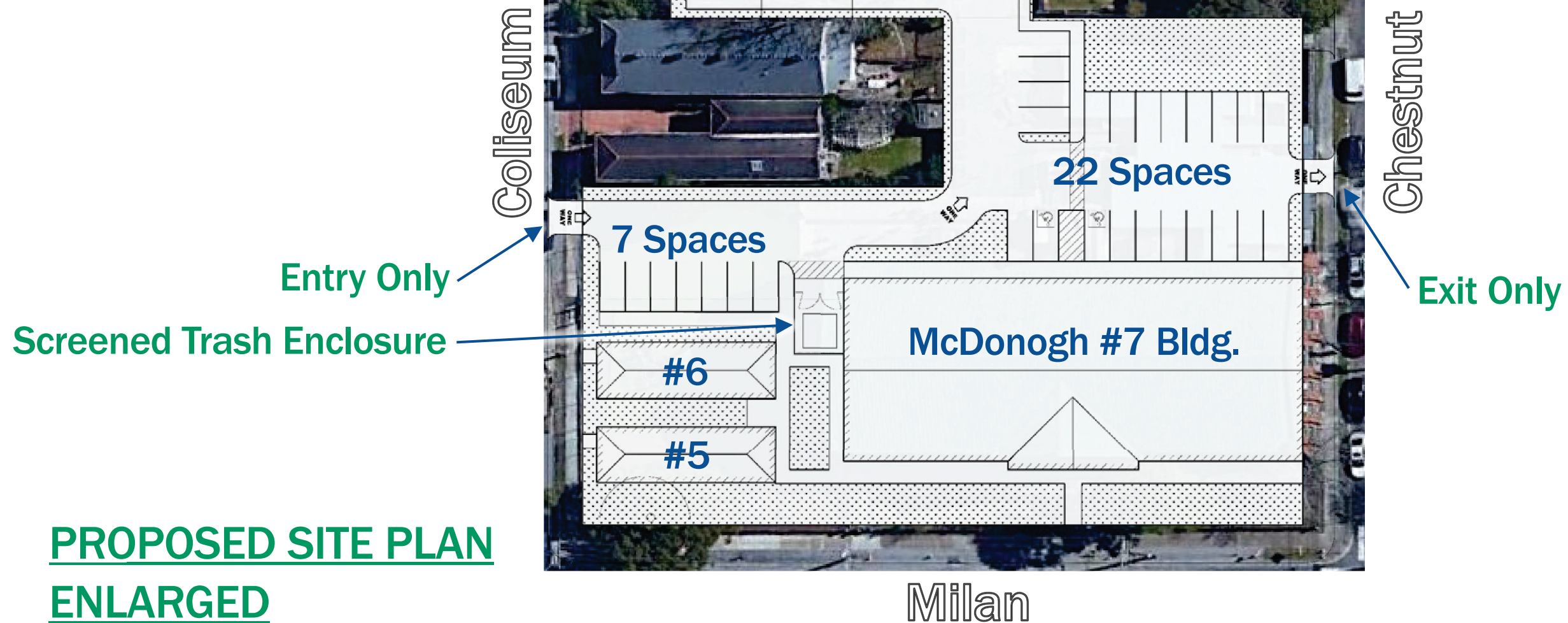
Screened Trash Enclosure

(2) New Two-Story, Two-Family Dwellings (4 Units)

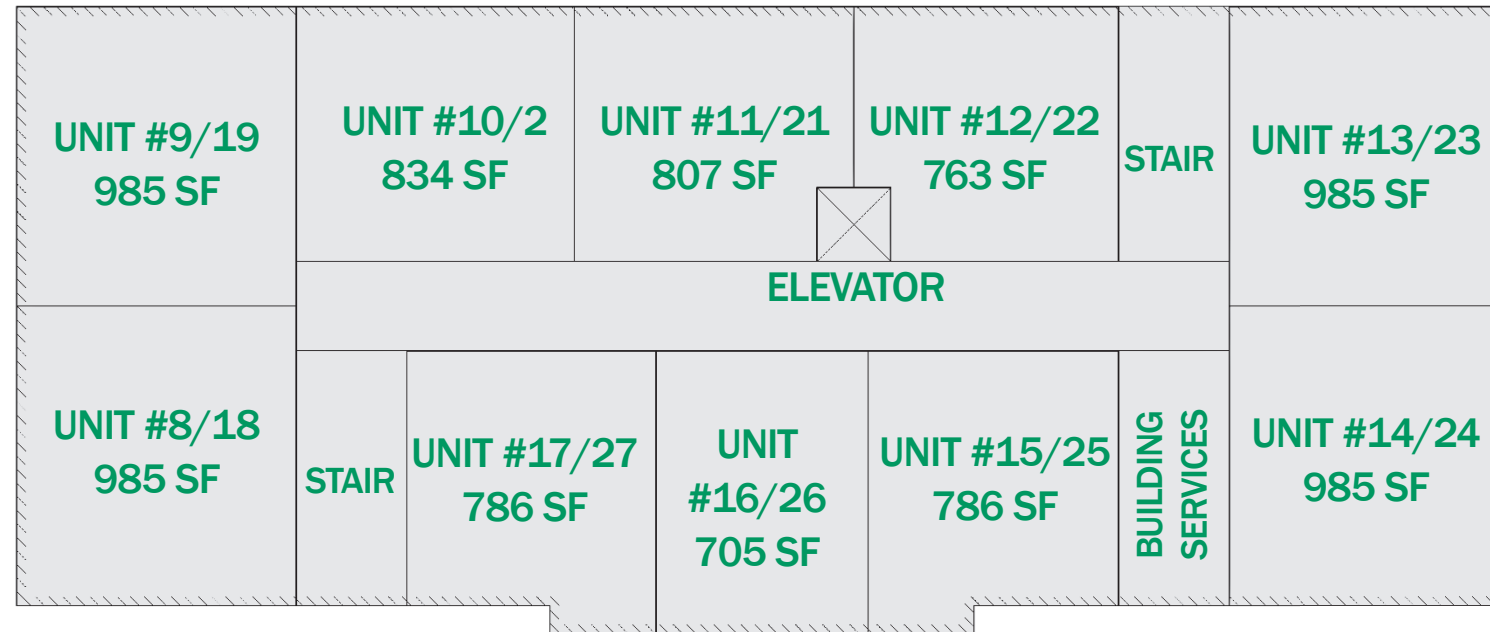
## PROPOSED SITE PLAN



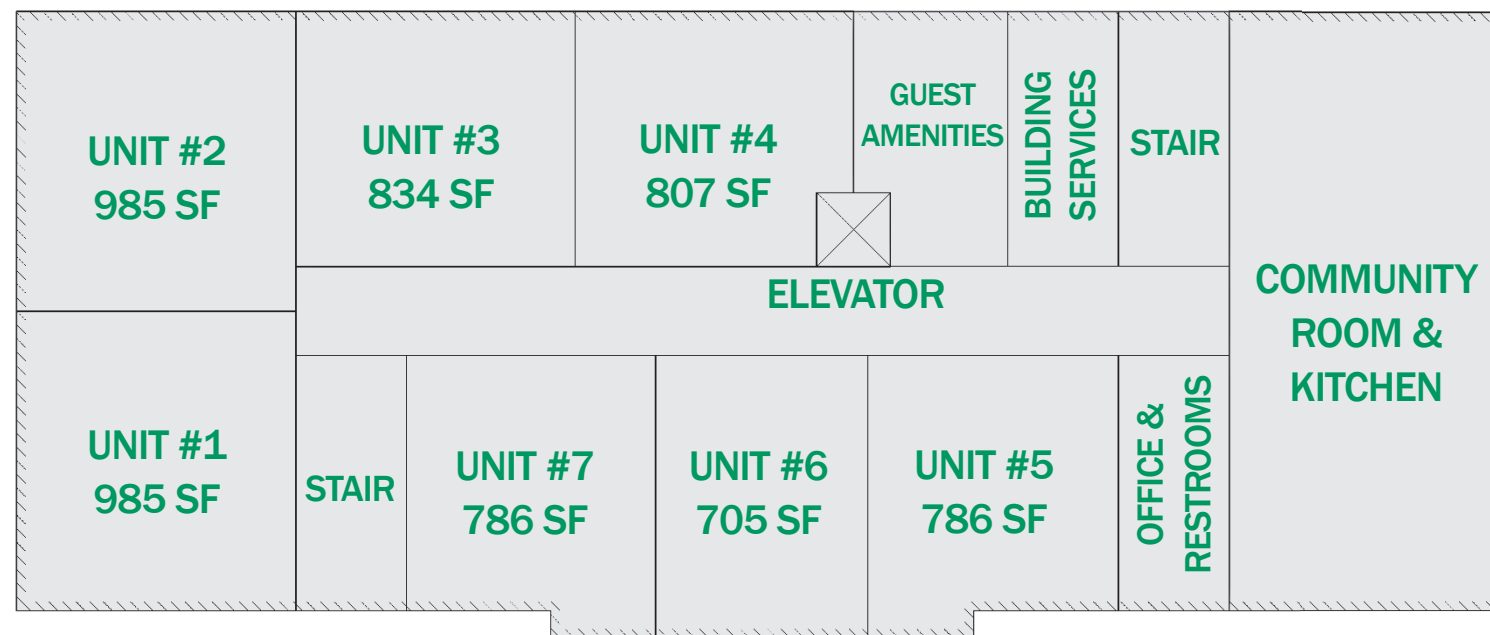
Marengo



**PROPOSED SITE PLAN**  
**ENLARGED**



## SECOND & THIRD FLOORS

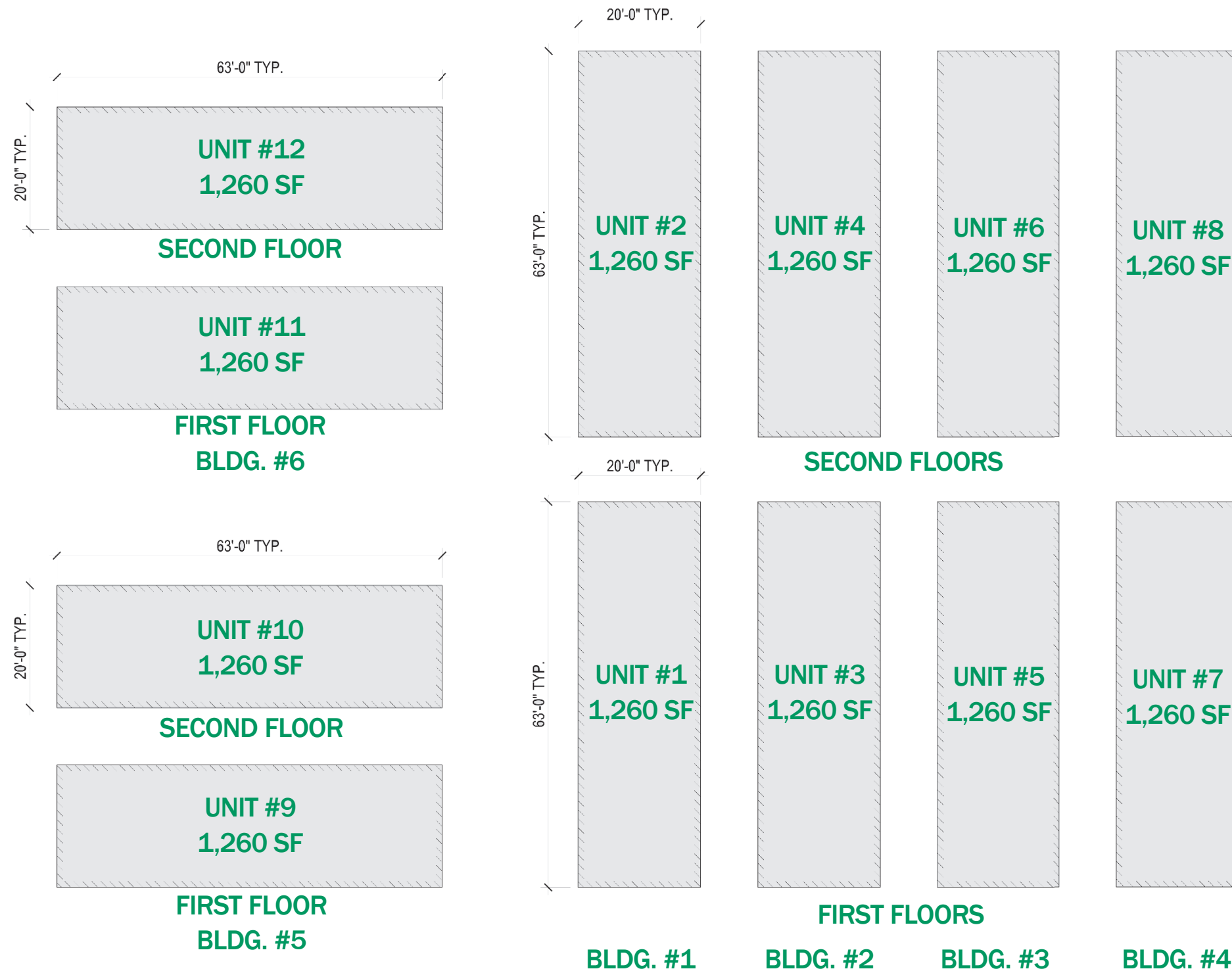


## FIRST FLOOR

- Approximately 32,000 SF
- 27 Total Units

## PROPOSED McDONOGH #7 BLDG.





- Approximately 15,120 SF
- 12 Total Units

## PROPOSED TWO-FAMILY DWELLINGS





## SITE MASSING STUDY





## SITE MASSING STUDY



## RESPONDING TO PREVIOUSLY EMAILED QUESTIONS





**THANK YOU!**



Questions and Comments? Send to [info@vergesrome.com](mailto:info@vergesrome.com).

ZOOM QUESTIONS & COMMENTS  
FROM 6/18/21 PRESENTATION